## TOWN AND COUNTRY PLANNING ACT 1990 DACORUM BOROUGH COUNCIL

Application Ref No. 4/1526/94

Robert Proctor 129 High Street Northchurch Herts

B Francis Poulter & Francis 57 Marlowes Hemel Hempstead Herts

DEVELOPMENT ADDRESS AND DESCRIPTION 

129 High Street, Northchurch, Herts CHANGE OF USE FROM RETAIL SHOP TO A3 USE

Your application for  $full\ planning\ permission$  dated 10.11.1994 and received on 29.11.1994 has been REFUSED, for the reasons set out on the attached sheet(s).

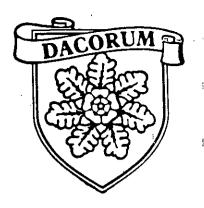
Director of Planning

Date of Decision: 16.02.1995

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/1526/94

Date of Decision: 16.02.1995



The application site is within the Northchurch local centre where, in accordance with Policy 40 of the Dacorum Borough Local Plan Deposit Draft and Proposed Further Modifications, there is a presumption against the loss of Al retail units in shopping areas with less than 8 shops. No evidence of need for an alternative use has been advanced to justify deviating from this policy.